

041.A

0006

0007.1

Map

Block

Lot

1 of 1

Residential  
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

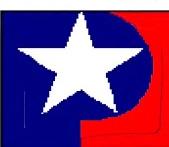
461,000 / 461,000

USE VALUE:

461,000 / 461,000

ASSESSED:

461,000 / 461,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
7		FORDHAM ST, ARLINGTON

**OWNERSHIP**

Owner 1:	BENSON MARIANNE	Unit #:	1
Owner 2:			
Owner 3:			
Street 1:	68-1859 UA NOE ST		
Street 2:			
Twn/City:	WAIKOLOA		
St/Prov:	HI	Cntry	Own Occ: N
Postal:	96738	Type:	

**PREVIOUS OWNER**

Owner 1:	BENSON MARIANNE -
Owner 2:	-
Street 1:	7 FORDHAM ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 976 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8464																

**IN PROCESS APPRAISAL SUMMARY**

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct			
102								0.000		457,700		3,300		461,000											
Total Card								0.000		457,700		3,300		461,000											
Total Parcel								0.000		457,700		3,300		461,000											
Source: Market Adj Cost												Total Value per SQ unit /Card: 472.34		/Parcel: 472.34											

**PREVIOUS ASSESSMENT**

Tax Yr								Use		Cat		Bldg Value		Yrd Items		Land Size		Land Value		Total Value		Asses'd Value		Notes		Date		Parcel ID	
2022	102	FV						457,700		3300		.				461,000							Year end		12/23/2021	041.A-0006-0007.1			

!16733!

**PRINT**

Date

Time

12/30/21

23:01:20

**LAST REV**

Date

Time

12/03/21

09:22:15

danam

16733

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENSON MARIANNE	74902-338	2	6/16/2020	Convenience	10	No	No		

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/12/2021	USPS	JO	Jenny O
4/7/2021	Measured	DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

